

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 2049 - Pacha Walk, Clyde North, 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 499,900 or range between &

Median sale price

Median price \$ 559,900 Property type Townhouse Suburb Clyde North

Period - From 1/04/2023 to 30/06/2023 Source Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Lot 2048 - Pacha Walk, Clyde North, 3978	\$ 479,900	21/06/2023
2 1/27 Lyall Street, Cranbourne, 3977	\$ 520,000	04/09/2023
3 5 Atica Walk, Clyde North, 3978	\$ 492,500	13/04/2023

This Statement of Information was prepared on:

04 Oct 2023